

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF DOUGLASS PLAZA HOUSING COMPANY I
LIMITED PARTNERSHIP
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF A PORTION OF PARCEL 16
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Douglass Plaza Housing Company I Limited Partnership has expressed an interest in and has submitted a satisfactory proposal for the development of a portion of Disposition Parcel 16 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Douglass Plaza Housing Company I Limited Partnership be and hereby is finally designated as Redeveloper(s) of a portion of Parcel 16 in the South End Urban Renewal Area.
2. That it is hereby determined that Douglass Plaza Housing Company I Limited Partnership possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Douglass Plaza Housing Company I Limited Partnership for the development of Parcel 16 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 16 to Douglass Plaza Housing Company I Limited Partnership, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

NEW YORK

AREA

BLEACHERS

WILLIAM E. CARTER PLAYGROUND

SE-95

P-22

DILWORTH STREET

Parcel 16/ South End Urban Renewal Area/ bounded by Tremont St., Columbus Ave., Camden St., and newly constructed street.

P-5

BURKE STREET

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[illegible]

*no final
disclosure*

MEMORANDUM

JUNE 4, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR
MUHAMMAD ABDUS-SABUR, DEPUTY DIRECTOR
ROBERT W. RUSH, SENIOR PROJECT MANAGER

RE: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER OF A PORTION OF REUSE
PARCEL 16, BOUNDED BY TREMONT, DAVENPORT, AND CAMDEN
STREETS AND COLUMBUS AVENUE

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY FINALLY DESIGNATE DOUGLASS PLAZA HOUSING COMPANY I LIMITED PARTNERSHIP AS REDEVELOPER OF A 97,955 SQUARE FOOT PORTION OF PARCEL 16 LOCATED IN THE SOUTH END URBAN RENEWAL AREA. DOUGLASS PLAZA HOUSING COMPANY I LIMITED PARTNERSHIP WILL CONSTRUCT PHASE I OF DOUGLASS PLAZA, BOUNDED BY TREMONT STREET, CAMDEN STREET, COLUMBUS AVENUE AND A NEW STREET ON PARCEL 16 FOR THE PURPOSE OF CREATING 164 UNITS OF MIXED-INCOME HOUSING, 7,000 SQUARE FEET OF COMMERCIAL SPACE, A 146 VEHICLE UNDERGROUND PARKING FACILITY.

On September 30, 1982, Concord Baptist Church was tentatively designated as Redeveloper of Parcel 16, consisting of 176,700 square feet of vacant land which is bounded by Tremont, Camden and Davenport Streets and Columbus Avenue in the South End Urban Renewal Area, Project No. Mass. R-56 for the purpose of creating mixed income housing. Douglass Plaza Housing Company I Limited Partnership was formed as a joint venture between Concord Baptist Church, Richard L. Taylor, Lawrence R. Smith, and the Boston Investment and Development Company (BIDC).

Douglass Plaza Housing Company I Limited Partnership proposes Phase I of Douglass Plaza on a 97,955 square foot portion of Parcel 16. Phase I of the project includes 82 rental apartments and a management apartment and office contained in a seven story structure along Columbus Avenue. A proposed four story structure comprised of three separate but connected buildings will front on Tremont Street and a new street to be constructed between Tremont Street and Columbus Avenue, thus acting as the southern boundary of the project Phase I. This structure will contain 40 rental apartments, 33 condominium units, and 7,000 square feet of

subdividable commercial space. Nine three and one half story rowhouses are to be constructed along Camden Street. A community building is proposed to be located in the central courtyard and 146 car underground parking facility is to be constructed.

Massachusetts Housing Finance Agency (MHFA) State Housing Assistance for Rental Production (SHARP) program has committed a maximum of \$373,877 in operating subsidies per year for a fifteen year period. This program will allow for thirty percent of the rental units (thirty six units) to be rented to low income families.

The total development cost for the construction of Douglass Plaza is approximately \$18,500,000. The Massachusetts Housing Finance Agency (MHFA) will close on an \$12,000,000 mortgage in mid summer of this year. Douglass Plaza will finance the remaining \$6,000,000 through a Housing Development Action Grant (HODAG) in the amount of \$3,430,750, a developer's equity contribution of approximately \$130,000 over the first three years and a developers fee and cash contribution of approximately \$3,000,000. In addition, Douglass Plaza has been awarded a Community Development Action Grant in the amount of \$966,700 for the financing of off-site improvements including a new street between Columbus Avenue and Tremont Street.

ADD Inc. is the architectural firm for this project.

It is, therefore, recommended that Douglass Plaza Housing Company I Limited Partnership be finally designated as Redeveloper of a 97,955 square foot portion of Parcel 16. The redevelopment will include (1) 122 rental apartments, 30 percent of which will be rented to low income families; (2) forty-two for-sale residential units of which 25 percent will be affordable to moderate income families; (3) 7,000 square feet of commercial space and a management office for the development; (4) a community building in the central courtyard; and (5) a 146 underground parking facility.

An appropriate resolution is attached.

